

**Certificate of Notice Page 1 of 3**  
**United States Bankruptcy Court**  
**Eastern District of Pennsylvania**

In re:  
Howard D Popky  
Debtor

Case No. 18-16446-amc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Randi  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: May 15, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 16, 2019.

db #+Howard D Popky, 411 Millhouse Pond, Wayne, PA 19087-5518

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 16, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 14, 2019 at the address(es) listed below:

DIANE E. VUOCOLO on behalf of Creditor Montgomery Professional Building Owners Association vuocolod@gtlaw.com  
KEVIN G. MCDONALD on behalf of Creditor M&T BANK bkgroup@kmllawgroup.com  
MICHAEL D. VAGNONI on behalf of Creditor Montgomery County Tax Claim Bureau michael.vagnoni@obermayer.com,  
Lucille.acello@obermayer.com;Alicia.sandoval@obermayer.com;vanja.moraca@obermayer.com;angela.bagl  
anzis@obermayer.com;helen.belair@obermayer.com  
PATRICIA M. MAYER on behalf of Creditor The Ponds Homeowners Association patriciamayerpc@gmail.com, nydia.ramirez@comcast.net;mayerpr86037@notify.bestcase.com  
REBECCA K. McDOWELL on behalf of Creditor The Bryn Mawr Trust Company rmcowell@slgcollect.com, pwirth@slgcollect.com  
STEPHEN MATTHEW DUNNE on behalf of Debtor Howard D Popky bestcasestephen@gmail.com, dunesr74587@notify.bestcase.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Howard D. Popky dba Dr. Howard D. Popky DDS	Debtor(s)	CHAPTER 13
M&T BANK	Movant	NO. 18-16446 AMC
vs.		
Howard D. Popky dba Dr. Howard D. Popky DDS Debtor(s)		
William C. Miller Esq.	Trustee	11 U.S.C. Sections 362

**ORDER**

AND NOW, this 14th day of May , 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 411 Millhouse Pond, Wayne, PA 19087 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge.

Howard D. Popky dba Dr. Howard D. Popky DDS  
411 Millhouse Pond  
Wayne, PA 19087

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